



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number September 14-127F

Case Type Final Plat

Project Name Riles Acres

Applicant Martin Mueller, McLaughlin Mueller, Inc.
218 W. Mill St.
Liberty, MO 64068

Owners Mark E. And Brenda K. Riles
1904 Victory Lane
Kearney, MO 64060-8849

Request **Final Plat** approval of Riles Acres

Application Submittal 2014-08-04

Public Notice Published N/A

Neighbor Letters Sent 2014-08-22

Report Date 2014-09-02

REPORT AUTHOR(S) Debbie Viviano, Planner
Matt Tapp, Director

Recommendation APPROVAL with conditions



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location: 15710 N 69 Hwy
Section 26 | Township 53 | Range 30

Site Size: 25.27± Acres

Existing Landuse & Zoning: Agricultural District (AG)

Zoning/Platting History: None

Surrounding Landuse & Zoning:

- North - Agricultural (AG), Residential Low-Density District (R-1A) Zoned Land, Residential Rural District (R-1) Zoned Land
- East - Residential Rural District (R-1) Zoned Land, City of Excelsior Springs, Shelton Estates (R-1), Residential Rural District (R-1) Zoned Land
- South - Residential Rural District and Residential Low Density District (R-1 & R-1A) Zoned Land, City of Excelsior Springs
- West - Agricultural (AG), Residential Rural District (R-1) Zoned Land, City of Excelsior Springs

Current Conditions:

Subject Property Lines = **BLUE**



Courtesy Clay County
Assessor GIS/Mapping



Courtesy Microsoft® Bing™



Report to Planning & Zoning Commission

Clay County, Missouri

Assessment

Martin Mueller, McLaughlin Mueller, Inc, representing Mark and Brenda Riles are requesting **Final Plat** approval for Riles Acres for approximately 25.27± acres located at 15710 N. 69 Highway.

The Riles wish to split their land to build one (1) new single-family home on proposed Lot 1 (21.59± acres), as well as establish a new Commercial Self-Storage Facility with Recreational Equipment & Vehicle Storage on proposed Lot 2 (3.68± acres). See related Conditional Use Permit (CUP) request (*Case No: September 14-126CUP*) for more information.

Character of the General Neighborhood

Agriculturally (AG) zoned property is in each direction of the property. R-1 zoned land is to the north and west. R-1 & R-1A zoned land are to the north and south. The City of Excelsior Springs is to the east, west and south and within the 1-mile coordination tier [see Attachment B].

Code Considerations

The review procedures and submittal content for a Final Plat must be in substantial compliance with the approved preliminary plat in accordance with the requirements under **Section 151-3.6 (D)** of the Clay County 2011 Land Development Code ("LDC"). Based on all the materials and evidence presented, the subject request *appears to substantially comply with the LDC and preliminary plat.*

Standard side and rear setbacks and height restrictions apply to all other aspects of this application. The application was properly noticed, per regulations. Adjacent property owners within the mandated 1,000 foot distance were notified by means of a letter dated August 22, 2014.

The LDC also provides certain zoning district standards for a C-3 district within Section 151-4.13, which are referenced below and specific to this request. Noted in *italics* is the County staff response to the standard.

1. Lighting sources shall be designed and located so that the direct source of the light is shielded from view at all property lines abutting residential or agricultural zoning districts.

Owners plan to use downward-pointing lighting.

2. If a C-3 district abuts a residential or agricultural district, a solid screen fence of at least 6 feet in height, or equivalent landscaped buffer, may be required if deemed necessary by the County Commission upon recommendation of the Planning and Zoning Commission.

As indicated on p. 4 of the site plan drawings titled "Layout Plan" (see Attachment "E"), existing vegetation adequately shields the view of the proposed facility along the southern, western, and portions of the north property lines. For that portion that does not shield the view along the north property line, new landscaping is being proposed. In addition, clusters of new landscaping are also being proposed along the US 69 Highway frontage of the proposed facility.

Outside Agency Review

The Missouri Department of Transportation (MoDOT) replied an email with this response:

"We do not need any additional right of way for a commercial driveway. The two tracts have existing access – one is being upgraded to a commercial approach to accommodate the storage unit development. The other is an existing gated access that will serve that second tract for non-commercial purposes. No additional access can be obtained for tracts in question."



Report to Planning & Zoning Commission

Clay County, Missouri

A standard Road Impact Fees (RIF) of \$1,100.00 has been assessed for the additional Lot 2 as it fronts onto a state highway.

The Clay County Health Department has given final approval. The Public Water Supply District #1 of Ray County has water availability for water meters for both lots.

Findings

Staff has received multiple phone calls on the Self-Storage Facility with Commercial Recreational Equipment & Vehicle Storage rezoning and CUP requests. One (1) was in opposition stating they did not want to see another self-storage facility in the area. A few phone calls stated they had no opposition once they heard the details of the request. A separate email from a nearby property owner stated that they are in full support of this request.

The owners have also addressed the stormwater management and design criteria (*LDC Section 151-8.12 and 11.2*) for this new development in a Storm Drain Report that has been reviewed by the County's Consultant Engineer.

Recommendations

Staff recommends the **Final Plat** of Riles Acres be **approved**, with the following conditions as shown on Exhibit A:

Exhibit A

1. Road Impact Fees (RIF) of \$1,100.00 for Lot 2 will be due at the time of recording of the final plat.
2. Implement the County's Consultant Engineer recommendations from their report dated August 29, 2014.
3. The following changes to the recording copies of the final plat:
 - a. 15' utility easements (UE's) along the north and west property lines of Lot 1, and the west and south property lines of Lot 2.
 - b. 30' utility easements (UE's) along the front property line of N. 69 Highway.



Report to Planning & Zoning Commission

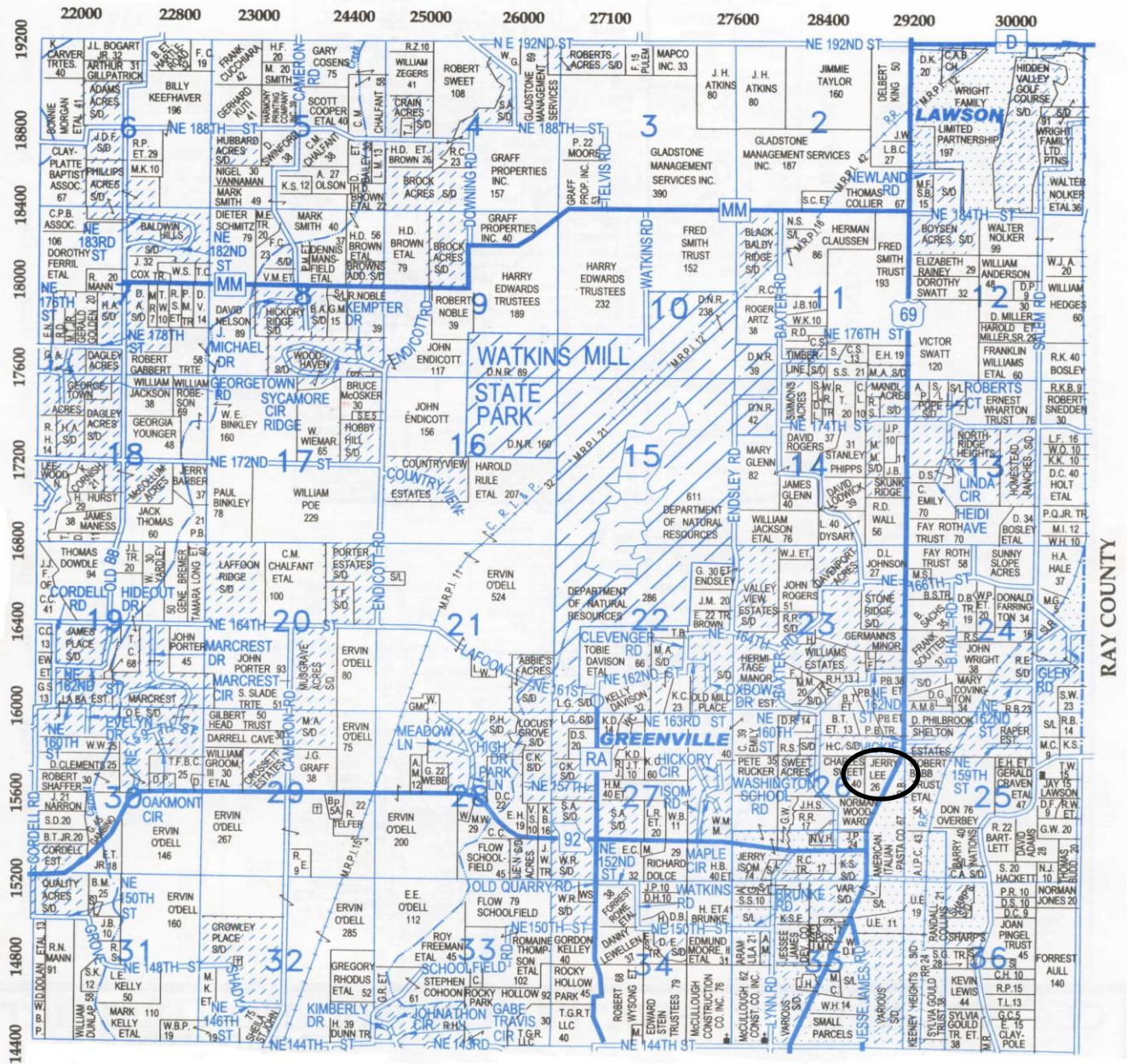
Clay County, Missouri

Attachments

Sept 14-127F – Riles Acres

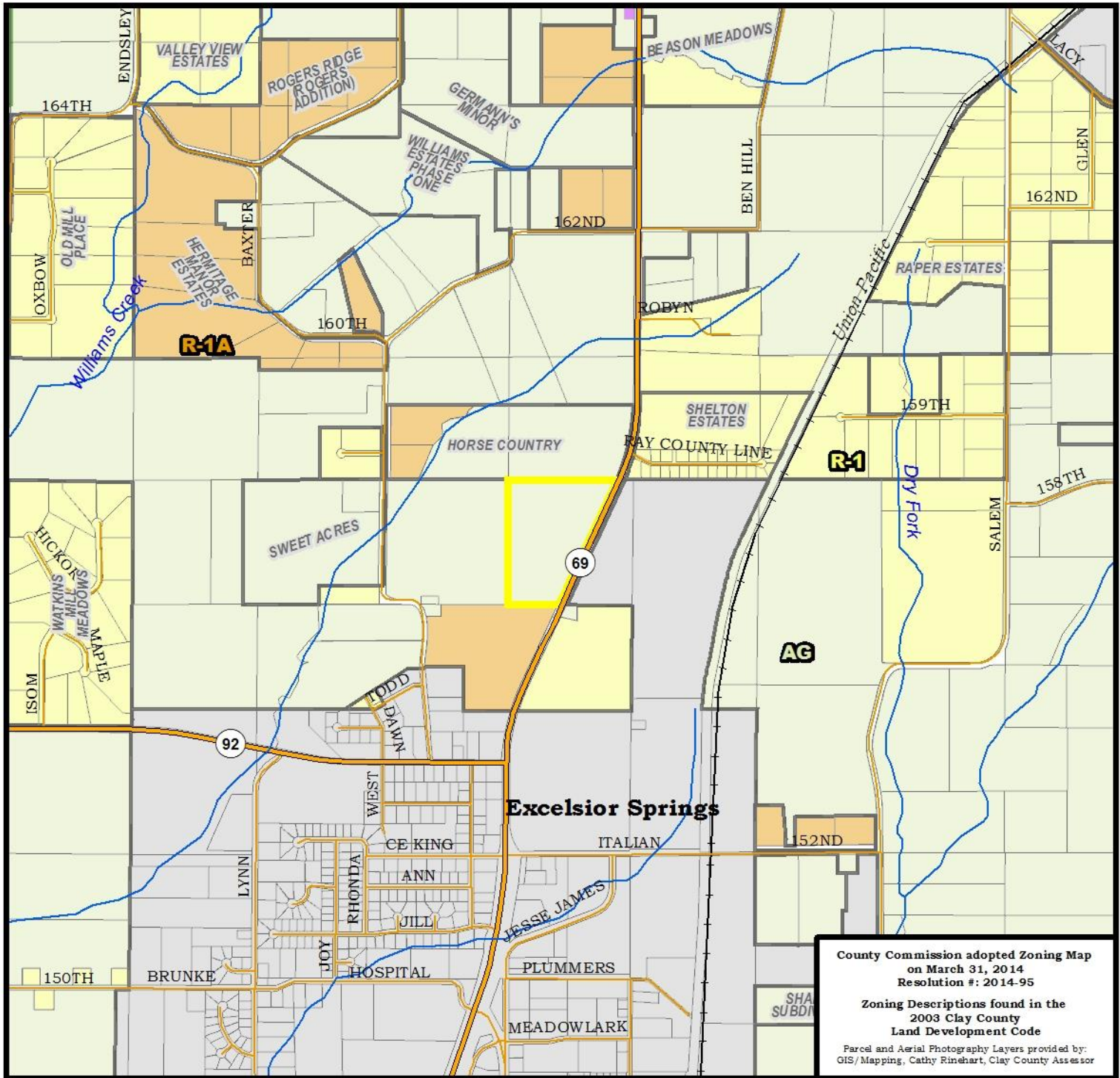
Attachment A - Vicinity Map

TOWNSHIP 53N • RANGE 30W



Sept 14-127F – Riles Acres

Attachment B - Existing Conditions Map



Planning & Zoning Department

1 inch = 1,500 feet
1 inch = 0.28 miles

LEGEND

- Property Line
- ~ Streams (EPA)
- Roads
 - Interstates
 - State Highways
 - Local Roads
 - Highway Ramps
- Railroads
- Subdivisions
- 2014 City Limits
- Parks
- County Boundaries

Overlay Districts

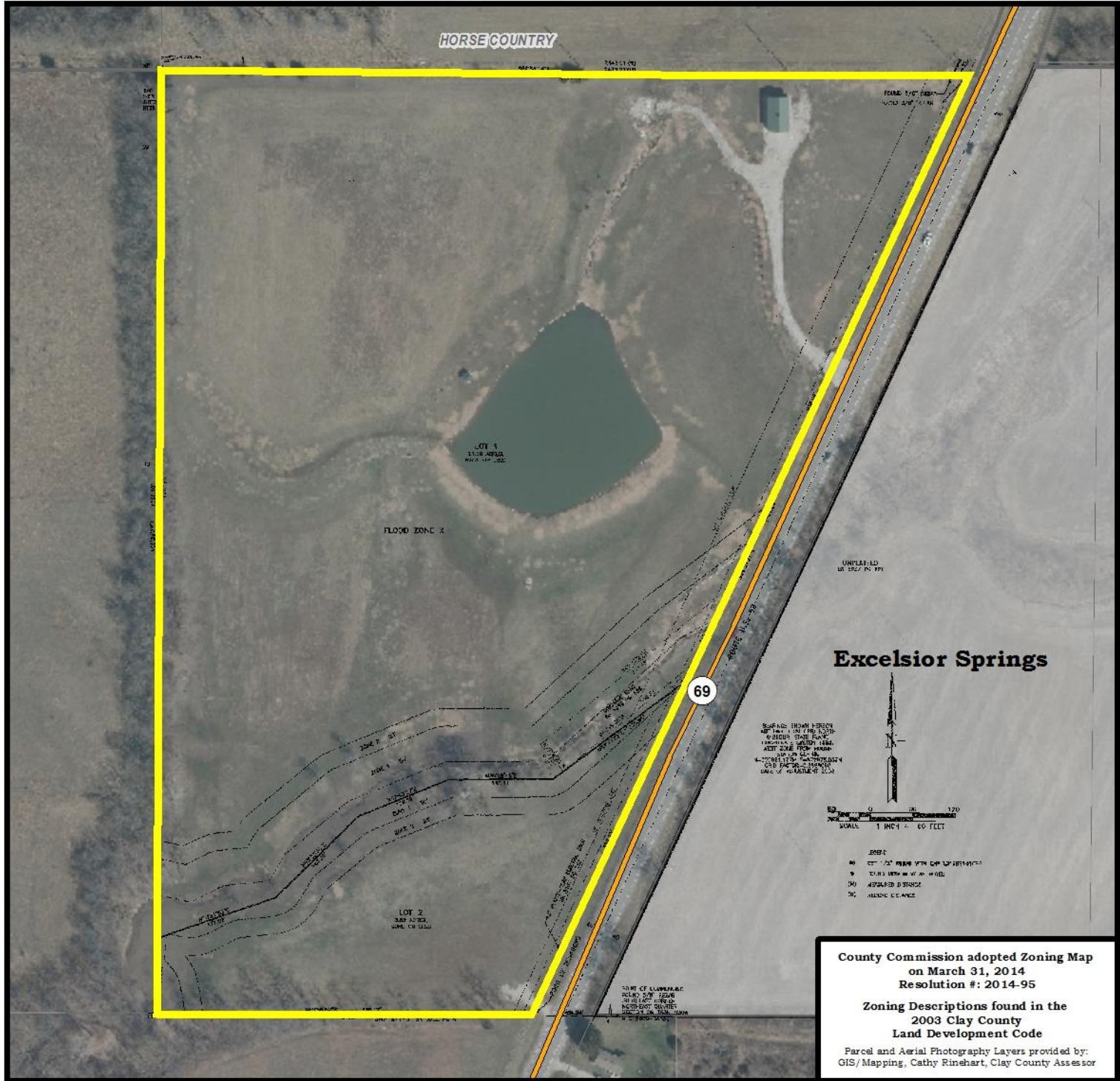
- CD (Conservation District)
- POD (Preservation Overlay District)
- PUD (Planned Unit Development)

Zoning Districts

- AG
- R-1
- R-1A/R-5
- R-1B/RU
- R-3
- C-1
- C-2
- C-3
- I-1
- I-2
- OP

Sept 14-127F – Riles Acres

Attachment C - Site Plan Map



Map Document: G:\GIS\Project_Files\Vacancy Map - 8 x 11 P.mxd
08/25/2014 - 03:21:18 PM



Report to Planning & Zoning Commission

Clay County, Missouri

Sept. 14-127F – Riles Acres Attachment D – Owner Business Plan

Executive Business Summary

Mark and Brenda Riles

The proposal being submitted to Clay County Planning and Zoning Commission administration is for the building of Phase I, (self storage units) and Phase II, (open storage units) located at 15710 N 69 Highway.

PHASE I

SELF STORAGE UNITS

There will be four, 40 x 100 buildings totaling 86 units. Three buildings, (totaling 66 units) consisting of four, 10 x 10 units and 18, 10 x 20 units. The fourth building will have a total of 20 units, 10 x 20 in size. They will consist of metal siding, steel framing and rolling metal doors with the floors being concrete.

ENTRY

There will be one shared entry and exit from the property for Phase I and Phase II. This drive will consist of concrete that changes to dust free chip and seal past the right of way.

SECURITY/ASTHETICS

The property is not accessible from the south side of the entry due to a hill, heavy tree line and a fence separating property lines the length of the property. The area running north along 69 Highway has a ditch. The north side of the property running west to the back of the area has a creek running the length of the property. In front of the units will be trees and/or shrubbery with concrete posts or blocks placed behind the shrubbery spaced five feet apart so there can be no vehicle access, used as the buffer zone.

Access to the area will be permitted only to current renters



Report to Planning & Zoning Commission

Clay County, Missouri

and the owner of said property.

DETENTION POND

A Detention Pond will serve Phase I.

PHASE II

Conditional Use Permit referred to hereafter as CUP.

The CUP is for an area reserved for future expansion for the purpose of storing recreational vehicles, trailers and boats.

OPEN STORAGE UNITS

The CUP will have two, three sided units with the open entry being on the west side of one unit and the east side of the other unit sharing a common center space. Each unit will be 100 foot in length and 30 foot in depth with an open door height of 14 to 17 foot. Each unit will have ten, 10 x 30 foot stalls totaling 20 stalls in all. The interior parking of these stalls will be rock covered in chip and seal. The remaining lot space will be used for additional external parking. No parking or storage will be permitted in the driving area of the lot. The lot is to be used for storage of vehicles only. The lot can not be used to drain water, sewage or waste from boats, RV's or any other vehicle that carries or stores any type of wastes. Permission will not be granted to repair, maintain or modify any vehicle while it is stored or parked at the facility. Any repair needed to any vehicle stored will require the repair to be done off site.

ENTRY

The CUP entry will be through the Phase I drive that starts at 69 Highway and continues west until it meets at the 100 x 100 foot area located directly west of the Phase I units.

ASTHETICS



Report to Planning & Zoning Commission

Clay County, Missouri

The CUP area will have a buffer between the commercial and adjoining agricultural property owned by Mr. & Mrs. Riles consisting of newly planted trees placed 8 - 10 feet apart. Mr. & Mrs. Riles will be building a family home on the adjoining property once the Phase I and Phase II process is completed.

DETENTION POND

A Detention Pond will serve Phase II.

Thank You,
Mark & Brenda Riles

